1 The Sycamores Back Lane
Melmerby, Ripon, North Yorkshire HG4 5HJ
Guide price £635,000

CRAVEN-HOLMES
ESTATE AGENTS

SITUATED IN THE POPULAR COMMUTING VILLAGE OF MELMERBY, 2.5 MILES FROM RIPON CITY, WITHIN THE CATCHMENT AREA FOR RIPON GRAMMAR SCHOOL AND PROVIDING EVERYTHING YOU NEED FOR MODERN-DAY LIVING, A1 NORTH AND SOUTH, LESS THAN 3 MILES AWAY
WITH FOUR DOUBLE BEDROOMS, ENSUITE AND DRESSING AREA TO MASTER BEDROOM
QUALITY FITTED KITCHEN WITH NEFF APPLIANCES, HEAT SOURCE PUMP
HANSGROHE SANITARYWARE GREEN HOME TECHNOLOGY
TRANQUIL VILLAGE LOCATION. EXCLUSIVE DEVELOPMENT OF JUST 3 DETACHED HOMES.
OPEN-PLAN KITCHEN/DINING ROOM, LARGE THROUGH LOUNGE WITH WOOD-BURNING STOVE, BIFOLD DOORS TO PRIVATE GARDEN;
SEPARATE UTILITY, OFFICE / STUDY AND WC.

Summary

Nestled in the charming village of Melmerby, Ripon, this splendid house on Back Lane offers a perfect blend of comfort and elegance. With five generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The layout includes two inviting reception rooms, providing versatile areas for relaxation and entertainment, whether it be hosting guests or enjoying quiet family evenings.

The house boasts three well-appointed bathrooms, ensuring convenience for all residents and guests alike. Each room is designed with a focus on both functionality and style, making daily routines a pleasure rather than a chore.

Set in a picturesque location, the property benefits from the tranquillity of village life while remaining within easy reach of local amenities and the vibrant town of Ripon. This home is not just a place to live; it is a sanctuary where memories are made and cherished.

With its spacious interiors and thoughtful design, this house on Back Lane is a rare find in the market. It presents an excellent opportunity for those looking to settle in a welcoming community, surrounded by the beauty of the North Yorkshire countryside. Do not miss the chance to make this delightful property your new home.

Location

Melmerby is a charming, well-connected village near Ripon, North Yorkshire. It offers a peaceful rural setting while benefiting from a friendly community, a village hall, and a children’s play area. Excellent transport links, including easy access to the A1(M), make it ideal for travel to Ripon, York, Harrogate, Leeds, and the North and South. Perfect for commuters.

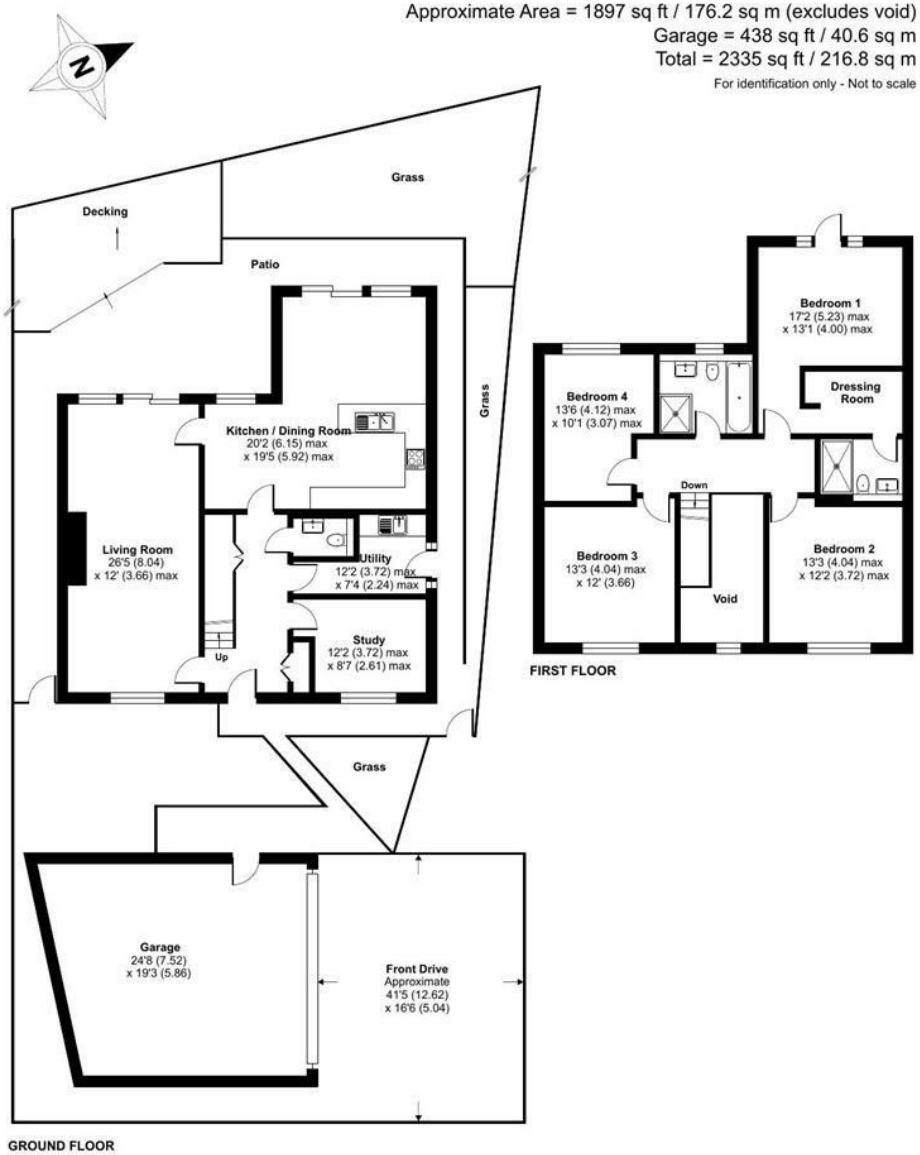
Surrounded by open fields and farmland, Melmerby offers beautiful views and opportunities for outdoor activities such as walking and cycling. It retains a quiet, idyllic atmosphere, yet it is within only 5 miles of the cathedral city of Ripon, which offers a range of amenities, including shops, restaurants, leisure facilities, Ripon racecourse, and the renowned Ripon Grammar School.

Agents Note

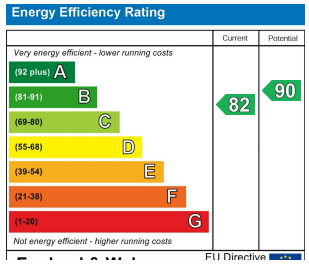
Main heating Air source heat pump, Systems with radiators, electric Very good according to the EPC
Main heating control Time and temperature zone control Very good
Lighting Low-energy lighting in all fixed outlets Very good

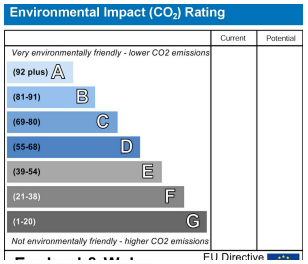
The Sycamores, Back Lane, Melmerby, Ripon, HG4

Approximate Area = 1897 sq ft / 176.2 sq m (excludes void)
Garage = 438 sq ft / 40.6 sq m
Total = 2335 sq ft / 216.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.





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